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BEFORE THE ARIZONA CORPORATION COMMISSION  
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2007 SEP 28 P 2:57

COMMISSIONERS

MIKE GLEASON - Chairman  
WILLIAM A. MUNDELL  
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KRISTIN K. MAYES  
GARY PIERCE

AZ CORP COMMISSION  
DOCKET CONTROL

Arizona Corporation Commission

**DOCKETED**

SEP 28 2007

DOCKETED BY

ne

IN THE MATTER OF THE APPLICATION  
OF ARIZONA WATER COMPANY, AN  
ARIZONA CORPORATION, TO EXTEND  
ITS EXISTING CERTIFICATE OF  
CONVENIENCE AND NECESSITY AT  
CASA GRANDE, PINAL COUNTY,  
ARIZONA

DOCKET NO. W-01445A-07-0291

RESPONSE TO INSUFFICIENCY LETTER

Arizona Water Company (the "Company") submits the following response to the Staff's inquiry contained in the Staff's August 20, 2007 Insufficiency Letter #2 to the Company in the above-captioned Docket. The Staff's inquiry and the Company's response are presented below.

1. According to the Company's response to Item No. 7 of Staff's June 11, 2007 insufficiency letter: "No construction schedule has been provided to the Company from the developers. Based on the Company's experience, the Company believes that Phase I of construction related to each of the five (5) parcels will not begin for at least two years." Please provide a copy of the proposed construction schedule for all the parcels with the assistance of the developers.

1       **Response: Please see Attachment A, hereto, concerning proposed**  
2       **construction schedules for all five (5) parcels.**

3  
4       RESPECTFULLY SUBMITTED this 28<sup>th</sup> day of September 2007.

5  
6                               ARIZONA WATER COMPANY

7  
8                               By: Robert W. Geake

9                               Robert W. Geake  
10                              Vice President and General Counsel  
11                              ARIZONA WATER COMPANY  
12                              Post Office Box 29006  
13                              Phoenix, Arizona 85038-9006  
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1 Original and thirteen (13) copies of the foregoing filed this 28<sup>th</sup> day of September  
2 2007 with:

3 Docket Control Division  
4 Arizona Corporation Commission  
5 1200 West Washington Street  
6 Phoenix, Arizona 85007

7 A copy of the foregoing was mailed this 28<sup>th</sup> day of September 2007 to:

8 Christopher Kempley, Chief Counsel  
9 Legal Division  
10 Arizona Corporation Commission  
11 1200 West Washington Street  
12 Phoenix, Arizona 85007

13 Ernest G. Johnson  
14 Director, Utilities Division  
15 Arizona Corporation Commission  
16 1200 West Washington Street  
17 Phoenix, Arizona 85007

18 Blessing N. Chukwu  
19 Executive Consultant III – Utilities Division  
20 Arizona Corporation Commission  
21 1200 West Washington Street  
22 Phoenix, Arizona 85007

23 Marlin Scott, Jr.  
24 Utilities Engineer for Water & Wastewater  
25 Arizona Corporation Commission  
26 1200 West Washington Street  
27 Phoenix, Arizona 85007

28 By: 

## ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, ARIZONA 85038-9006  
PHONE: (602) 240-6860 • FAX: (602) 240-6878 • WWW.AZWATER.COM

September 20, 2007

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SEP 25 2007

ARIZONA WATER COMPANY  
PHOENIX - ENGINEERING

Jeffrey Levison  
5319 E. Mitchell Drive  
Phoenix, AZ 85018

Re: Application for CC&N Docket No. W-01445A-07-0291  
Insufficiency Letter – Levison Property

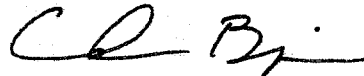
Dear Mr. Levison:

Enclosed please find a copy of the Insufficiency letter from the Arizona Corporation Commission (ACC) regarding the extension of Casa Grande Certificate of Convenience and Necessity (CC&N) which includes your property.

Please provide to us a copy of the proposed construction schedule for all the parcels that are included in your development as soon as possible. We have made numerous attempts to contact you regarding this matter with no avail. As per the ACC without the construction schedule your development may be dropped from the CC&N application

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Charles E. Briggs  
Engineering Technician  
[engineering@azwater.com](mailto:engineering@azwater.com)

afh  
Enclosure

9-24-07

Dear MR BRIGGS:

OUR PLANS to Develop the ABOVE mentioned PROPERTY  
HAVE BEEN STALLED due to CURRENT MARKET conditions  
IT MAY Be 3-5 years Before we plan to Develop it.

Sincerely  
Charles L Levison  
Jeffrey Levison/CL

# JW Stansel & Associates

PLANNING  
7860 VIA BONITA

SCOTTSDALE, ARIZONA 85258

ARCHITECTURE  
(480) 991-2986

September 20, 2007

Charles Briggs  
Arizona Water Company  
3805 N. Black Canyon Hwy.  
Phoenix, AZ 85015

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SEP 24 2007

ARIZONA WATER COMPANY  
PHOENIX - ENGINEERING

RE: AVRA Plantation

Dear Charles, following is a brief outline of time frames for the proposed development of the AVRA Plantation as requested.

Obtain Pinal County Comprehensive Plan Amendment from Rural Classification to Urban.

Citizens Advisory Committee Public Hearing Sept 27, 2007. ( Received staff approval recommendation. )

Pinal County Planning Commission Hearing, October 2007.

Pinal County Board of Supervisors Hearing, December 2007.

Complete ALTA and Topographic Survey, Oct. 2007

Complete Preliminary Drainage study and Report, Oct. 2007

File first Zoning application, January 2008

File first Preliminary Plat application with Pinal County, April 2008

File first Development Plans to Pinal County, June 2008

Start Construction on first phase of Development, August, 2008

The first phases of construction will probably be 20 to 40 acres and each phase will be initiated about every 6 months. Later stages of development will contain 40 to 80 acres plus or minus and be started in 6 month time frames.

It is anticipated that full development will take about 8 to 10 years.

I trust the above descriptions will be sufficient for you needs. If you need additional or specific information, let me know and I will try to provide it for you

Respectfully,

  
John W. Stansel AICP, AIA

cc John Kai

**All State Associates of Pinal XIII, L.L.C.**  
**21050 N. Pima Rd., Suite 100**  
**Scottsdale, AZ 85255**  
480.314.2010 Phone 480.314.2002 Fax

September 11, 2007

Arizona Water Company  
P.O. Box 29006  
Phoenix, AZ 85038

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SEP 13 2007

ARIZONA WATER COMPANY  
PHOENIX - ENGINEERING

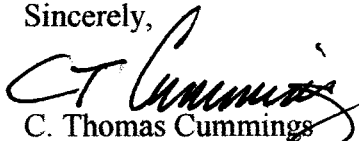
**RE: CC&N Extension – Response to ACC**

To Whom It May Concern:

It has been requested that Arizona Water Company extend there CC&N area to include a 110-acre parcel known as Shreeve 110. It is my understanding that during the CC&N extension process the ACC has requested a development schedule for this project. This letter is being issued to provide a development timeline and is accompanied with a project schedule for Shreeve 110. It is anticipated that the Shreeve 110 project will have an approved Final Plat by June 2008, with construction of the project beginning 6-8 months later.

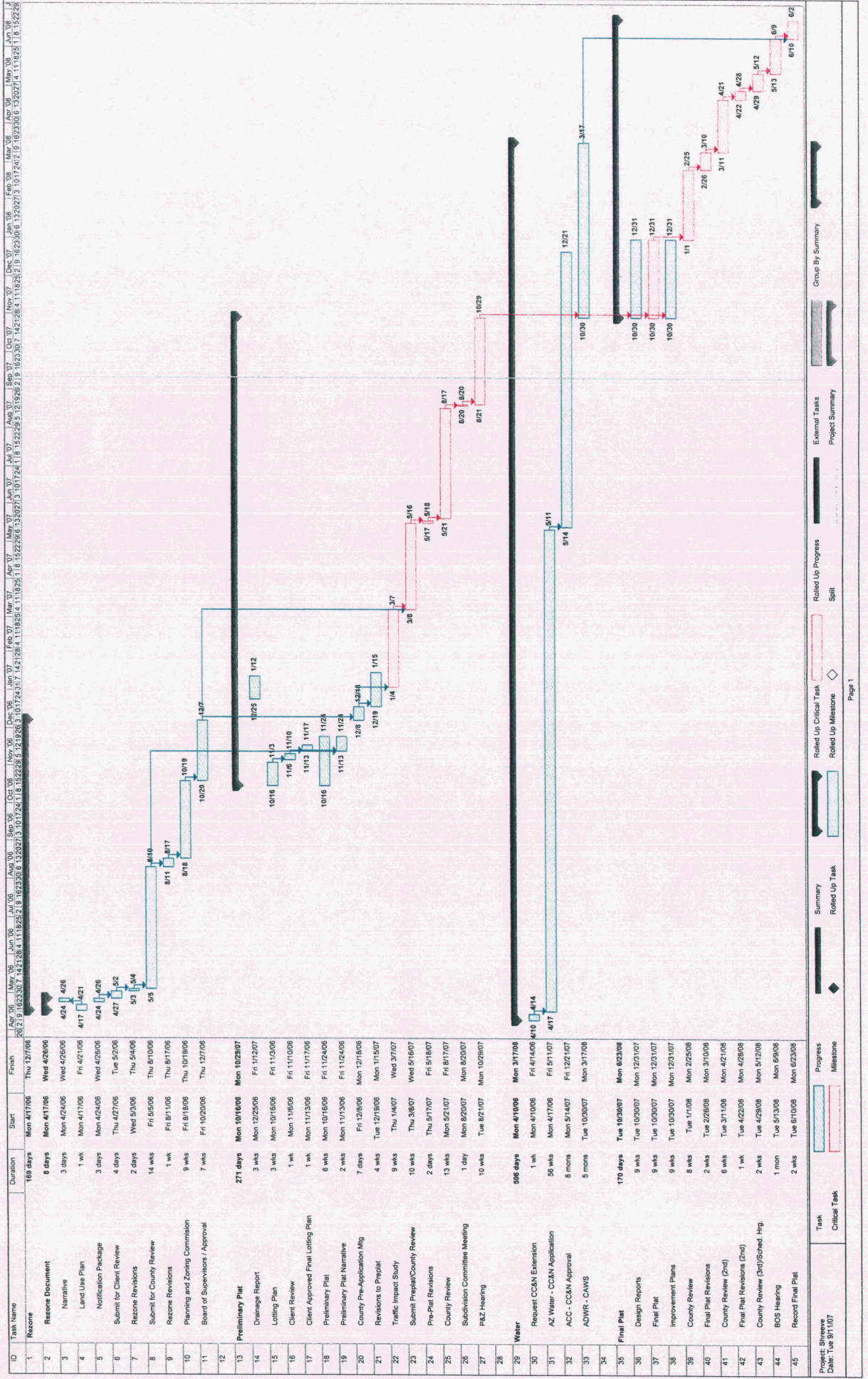
Please route any future correspondence regarding this matter through our representing agent, United Engineering Group @ 480-705-5372. Thank you.

Sincerely,



C. Thomas Cummings  
Manager – All State Associates of Pinal XIII, L.L.C.







## Chasse Real Estate & Financial Group

P.O. Box 15267  
Phoenix, AZ 85060

(602) 952-2200  
Fax (480) 607-9069  
Email: gchasserealty@yahoo.com

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SEP 11 2007

ARIZONA WATER COMPANY  
PHOENIX - ENGINEERING

September 10, 2007

Arizona Water Company  
P.O. Box 29006  
Phoenix, Arizona 85038-9006  
Mr. Charles Briggs

Re: CC&N Application

Dear Mr. Briggs:

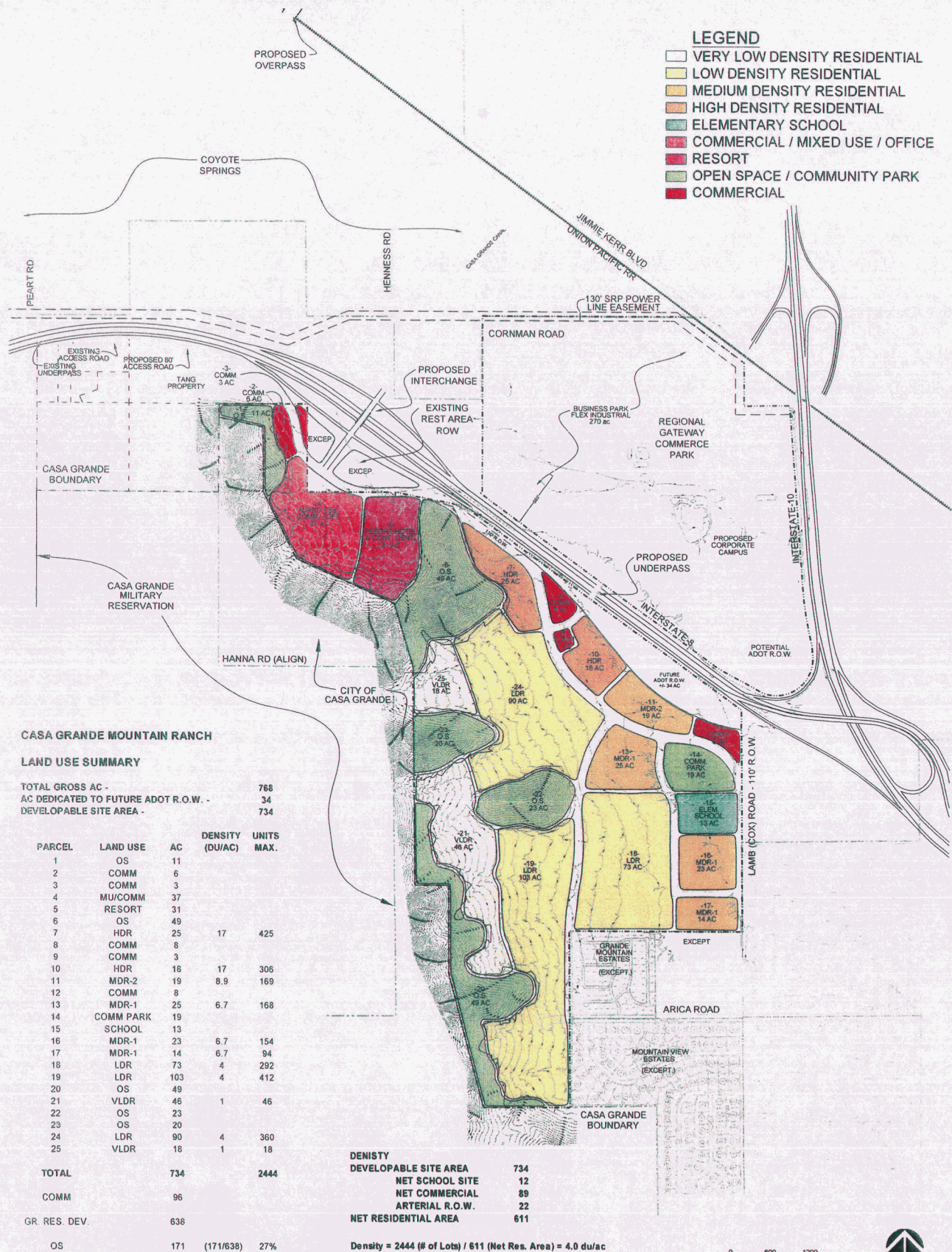
This letter is to inform you that Casa Grande Mountain Ranch, L.P. projects construction to begin on the 768-acre master planned community located at the I-8 and I-10 Interchange in Casa Grande, Arizona, within the next two to four years. (See attached copy of the recently City Council approved Master Land Use Plan)

The above projection to commence construction is subject to a substantial reduction in the current inventory of homes for sale in Maricopa and Pinal Counties. Forecasts, by experts, vary from eighteen to thirty-six months.

Sincerely,

George J. Chasse, General Partner - Casa Grande Mt. Ranch, L. P.





# CASA GRANDE MOUNTAIN RANCH

CASA GRANDE, AZ

EXHIBIT H  
MASTER LAND USE PLAN

PREPARED FOR: GEORGE CHASSE  
DATE: 2-14-07



2000 N. Kimberlee Road  
Tucson, Arizona 85749  
Phone: (520) 909-7956  
Fax: (520) 749-3961  
Email: [bosqueeng@msn.com](mailto:bosqueeng@msn.com)

September 27, 2007

Robert Geake  
Vice President and General Counsel  
Arizona Water Company  
P.O. Box 29006  
Phoenix, Arizona 85038-9006

RE: Application for CC&N Docket No. W-01445A-07-0291  
Haugen Development

Dear Mr. Geake:

Please excuse the delay in responding to your request for a construction schedule for the subject project. I trust the attached schedule will meet your needs. In summary, we are currently in the zoning process. We have met with the City and neighbors about having the property annexed into the City of Casa Grande. In parallel to the annexation we are processing the PAD zoning and General Plan Amendment. We anticipate having the zoning and annexation approved by April, 2008.

Following the planning phase we will prepare and process the tentative and final plats. We anticipate having the platting process completed by January, 2009. Finalizing design drawings and obtaining bids for the project will take until April, 2009, at which time construction will commence.

Please feel free to contact me or Dave Blouin (520-909-7956) if you have any questions or need any other assistance.

Respectfully,

A handwritten signature in black ink, appearing to read "Peter Livingston", with a stylized flourish at the end.

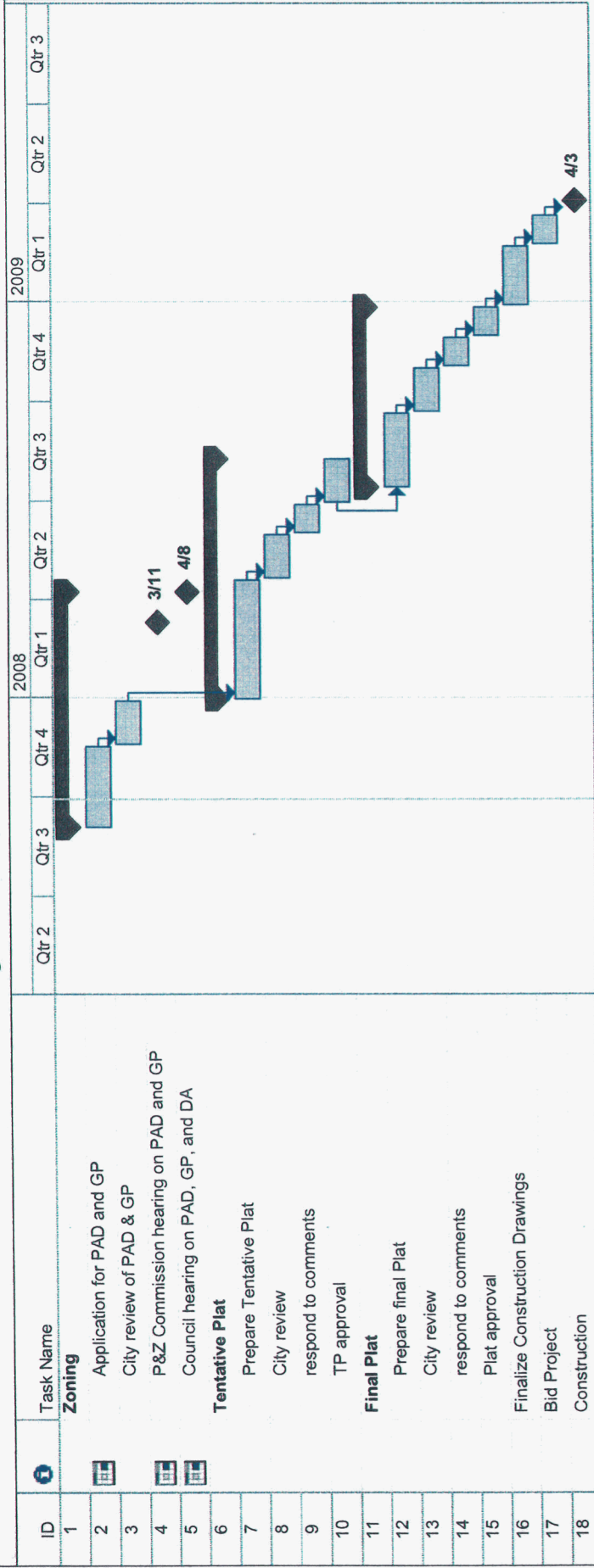
Peter A. Livingston, P.E.  
Bosque Engineering, LLC

Cc: Dave Blouin  
Vern Haugen  
Charles Briggs





# Haugen Property - Casa Grande, Arizona



Project: Project sched  
Date: Fri 9/28/07